

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2014

Applicant: Lisa LeBlanc, Sings by Tomorrow, for James Dang, Washington Gym, owner

Property: 1925 (1917) Washington Avenue, lots 11 & 12, block 426, Baker WR NSBB Subdivision. The property includes a historic two-story brick storefront commercial building situated on a 14,898 square foot corner lot.

Significance: Contributing storefront commercial building, constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Install a 40" tall by 120" wide band sign on the façade facing Washington Avenue. See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Committee is in support of this project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: August 28, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

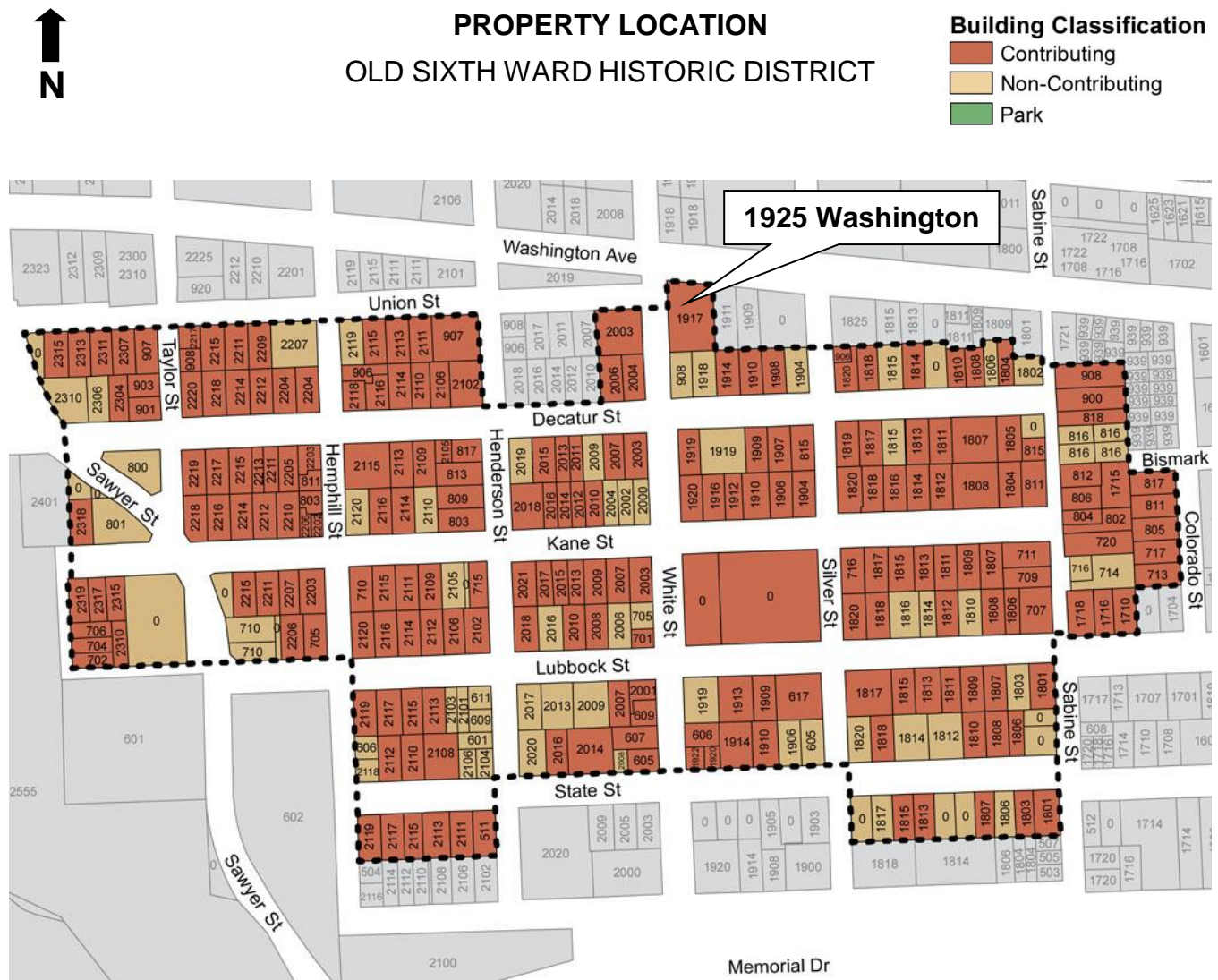
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

OLD SIXTH WARD DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



CURRENT PHOTO



AERIAL IMAGE

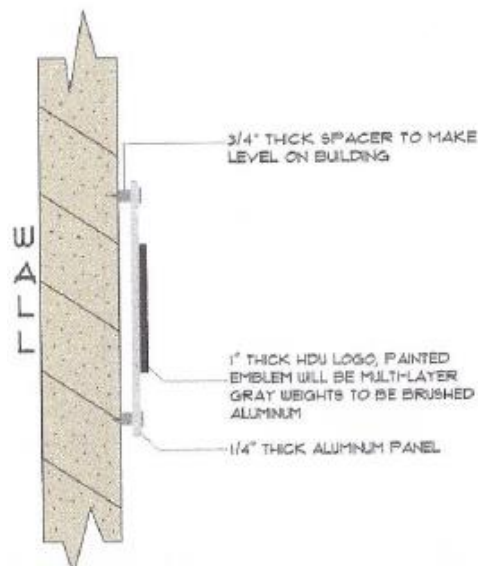


SIGN DETAILS - DESIGN

PROPOSED



SIDE DETAIL
SINGLE PANEL DIMENSIONAL



ADDITIONAL SIGN DETAILS



SUPPLEMENTAL INFORMATION

DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROTECTED HISTORIC DISTRICT

C. Language Conventions

1. Provisions activated by certain auxiliary verbs are to be read as follows:
 - a. *Shall* indicates a mandatory provision.
 - b. *Should* indicates a recommended provision.
 - c. *May* indicates an optional provision.
2. Certain terms may be abbreviated as follows:
 - a. *Director* means the Director of the Department of Planning and Development.
 - b. *District* means the Old Sixth Ward Protected Historic District.
 - c. *HAHC* means the Houston Archaeological and Historical Commission.
 - d. *Houston Code* means the City of Houston Code of Ordinances.

Pg. 3

D. Signage

While Old Sixth Ward is predominantly residential in character, there are a few small scale commercial buildings in the District. There are also instances of residential structures that have been converted to a small office or other commercial uses. The following provides a guideline to types of signs that would be considered appropriate.

1. General Provisions: Signage within the District should be designed and painted in a manner to respect the historic character of the buildings and the neighborhood. The signs should be:
 - a. Appropriate in size and scale.
 - b. Constructed of high quality materials and craftsmanship.
 - c. Located in a logical place on the building or in the front yard, and should not obstruct key elements or details of the building.
 - d. In a style that is compatible with the character of the services or merchandise.
 - e. (If lighted) Illuminated indirectly and using an external light source.

Pg. 17

b. **Sign Band.** This type of sign is intended primarily for retail uses at street level to draw the attention of pedestrians and drivers.

- 1) Placement:
 - (a) Sign should be mounted on the building face between the first and second floor window openings.
 - (b) Sign should be integrated with the composition of the façade.
 - (c) Background may be the building wall or "backboard".
 - (d) Profile of the sign should be essentially flush.
 - (e) Bottom edge of sign should be located a minimum of 10' above sidewalk.
- 2) Dimensions:
 - (a) Backboard and overall band width is limited to 60% of bay width.
 - (b) Backboard may have a maximum height of 24".
 - (c) Letters may have a maximum height of 18".
- 3) Letter or backboard materials:
 - (a) Sign may be metal, stone, wood, paint, carved, plaster, or plastic; cabinet signs are not permitted.
- 4) Lighting:
 - (a) Front-lit signs (illuminated by an external light source) are acceptable.

5) Other provisions:

- (a) No neon signs are permitted. Consistency of the sign bands in a single building is recommended.



Pg. 19

PROJECT DETAILS


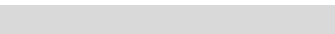
Shape/Mass: The proposed sign band is 40" tall, 120" wide. The horizontally proportioned sign will have rounded corners.

The sign will be installed 13'-2" above grade on the façade (north elevation). The sign will be fastened to the building with eight 3/8" x 5" fasteners. There will be a 3/4" gap between the wall and the sign to ensure that the sign can be installed level. See drawings and photos for more detail.

Exterior Materials: The sign will feature the words 'WASHINGTON GYM' along with a logo comprised of a shield and weights. The letters will be 13" tall. The painted logo and words will be constructed from 1" thick multilayer HDU (high-density urethane) and the gray weights will be brushed aluminum. The background of the sign will be comprised of a 1/4" thick aluminum panel. See drawings for more detail.


ATTACHMENT A
Civic Association Comments

OSW projects for this cycle

 Ryan Boehner 

 You forwarded this message on 8/27/2014 3:38 PM.

Sent: Wed 8/27/2014 3:35 PM

To:  Kriegl, Matthew - PD

Matt,

Please find our comments below:

715 Henderson: deny. The sign is plastic and back-lit, both explicitly prohibited for "building signage" in the OSW.

1807 Kane St: approve, with Jane's notes added to building history

2013 Lubbock: approve

800 Sawyer: approve.

1808 State and 1810 State: approve

2110 State: no vote, no position.

1925 Washington: approve, provided the plans protect the building from water infiltration.

Please call with questions.

With thanks,

Ryan

OSW Historic Conservation Chair